

**MINUTES OF THE ZONING BOARD OF APPEALS MEETING HELD AT THE
GREENFIELD CITY HALL ON THURSDAY, AUGUST 22, 2013**

1. The meeting was called to order by Mrs. Ellison at 6:30 p.m.

ROLL CALL:	Audrey Ellison (chair)	Present
	Mike Gierl	Present
	Donald Ried	Present
	Kevin Thomas	Present
	Donald Kopp	Absent
	Bruce Bailey (alt.)	Present

ALSO PRESENT: Chuck Erickson – Community Development Manager

2. **Motion by Mr. Bailey, seconded by Mr. Ried to approve the minutes of the December 27, 2012 meeting. Motion carried 4-0-1 with Mr. Gierl abstaining.**
3. **Anthony & Ann Maas have been granted a hearing by the Zoning Board of Appeals of the City of Greenfield on their petition requesting a Zoning Special Exception to construct a roof with two supporting columns on the existing front stoop on the northwest side of their house at 5310 W. Abbott Avenue, Tax Key #648-1090. The proposed stoop is 3'7" deep and 4'8" wide. For purposes of this request, this improvement is considered a "porch" within Zoning Code terms.**

The northwest side of this parcel is the 'Front Yard', and the parcel is zoned R-2A Single-Family. The required Front Yard setback for a structure within an R-2A District is 35'. Due to an error by the Building Inspector in 2003 when the house was constructed, the house foundation is 31' at its closest point from the front lot line (i.e. setback varies due to curved right-of-way line around the cul-de-sac).

The proposed construction of the "porch" over the front stoop is creating a greater encroachment into the Front Yard, which is the basic reason for this Special Exception request. Given the nature of this request, the only way this process could have been avoided is if the front edge of the stoop was just under 39' back from the Abbott Ave. right-of-way line. (35' required front setback + 3'7" depth of stoop).

This request will require an exception as applied to this property per the following sections of the Zoning Code:

Table 21.04.0203 – R-2A Single Family Development Standards. The minimum Front Yard setback is 35'. Proposed improvement will create a new front setback of 27'5".

	31'0"	= existing foundation setback
Less:	<u>3'7"</u>	= existing stoop depth
	27'5"	= front setback

Table 21.04.0902 – Permitted Obstructions in Required Yards. Porches with a roof and sides open are not allowed in a Front Yard.

Anthony and Ann Maas were present to answer questions. Mr. Erickson gave his comments on what the Maas' are proposing and noted that it was properly noticed in the *Greenfield Now* on August 8, 2013 and August 15, 2013, along with the 12 property owners receiving notice who reside in the required notification radius. Mr. Ried commented on the other porches in this subdivision, and how they both add beauty and increase value.

Mrs. Ellison stated there has been no one opposed to this request.

Motion by Mr. Gierl, seconded by Mr. Thomas to recommend approval of Zoning Special Exception to construct a roof with two supporting columns on the existing front stoop on the northwest side of 5310 W. Abbott Avenue. The proposed stoop is 3'7" deep and 4'8" wide. For purposes of this request, this improvement is considered a "porch" within Zoning Code terms. Tax Key #648-1090. Motion carried 5-0.

4. Items for future consideration.

None.

5. Motion by Mr. Gierl, seconded by Mr. Ried to adjourn the meeting at 6:40 p.m. Motion carried unanimously.

Respectfully Submitted,

Alison J. Meyer
Administrative Assistant

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